

OFFICE OF THE KALYAN DOMBIVLI
MUNICIPAL CORPORATION, KALYAN.

Building Permit No.: SDMC/TPD/BP/KD/2022-23/38
Date: 28/07/2022

Date:- 28/07/2022

SANCTIONED



Sydney M. [Signature]
ASSISTANT DIRECTOR OF
for TOWN PLANNING
Kalyan-Dombivli Municipal Corporation
[Signature]

PROFORMA - I

A. AREA STATEMENT		IN. SQ. FT.
1	a) AREA OF PLOT	292.64
2	b) AREA OF PLANNING document (7/72 S.I.S. edition)	292.64
3	c) Area per measurement sheet	292.64
4	d) Area per site	292.64
5	e) DEDUCTIONS FOR	292.64
6	1) 30.00 M.M.D.P. ROAD AREA	
7	2) ANY (RESERVATION) AREA	
8	3) TOTAL (b)-(5a)	292.64
9	4) BALANCE AREA OF PLOT (1 Minus 2)	292.64
10	5) REQUIRED BUILDING SPACE # APPLICABLE	
11	6) ADJUSTMENT OF IF ANY	
12	7) BALANCE PROPOSED	
13	8) NET PLOT AREA (3)-(4)(C)	
14	9) RECREATIONAL OPEN SPACE (IF APPLICABLE)	
15	a) PROPOSED	
16	b) REQUIRED	
17	c) INTERNAL ROAD AREA	
18	d) PLOTABLE AREA	
19	e) BUILT UP AREA WITH REF. TO BASIC FSI AS PER FRONT ROAD WIDTH (SR.NO. 5 X BASIC FSI) 292.64 x 1.10 = 321.90	321.90
20	f) ADDITION OF FSI ON PAYMENT PREMIUM 292.64 x 0.20 = 146.32	146.32
21	g) MAXIMUM PERMISSIBLE PREMIUM FSI BASED ON ROAD WIDTH/TOO ZONE	74.00
22	h) PROPOSED FSI ON PAYMENT OF PREMIUM	
23	i) IN-SITU FSI/TOR LOADING	
24	1) IN-SITU AREA AGAINST D.P. ROAD 32.0 SR.NO.2 (c)	
25	2) IN-SITU AREA AGAINST ADJUTENCY SPACE IF HANGED OVER (2.00 OR 1.35 X SR.NO.4.5) AND/OR (C)	
26	3) TOR AREA 292.64 X 1.140 = 409.89	359.00
27	4) TOTAL IN-SITU/TOR LOADING PROPOSED (1) (2)+(3)+(c)	359.00
28	5) ADDITIONAL FSI/TOR UNDER CHAPTER 1607	
29	6) TOTAL DEDUCTION OF FSI IN THE PROPOSAL	
30	a) [8-100+(11)(C) OF 72] WHICHEVER IS APPLICABLE 74.00x0.60 = 44.40	74.00
31	b) ADJUTENCY AREA FSI UP TO 50% OR 50% WITH PAYMENT OF CHARGES 146.14	146.14
32	c) TOTAL ENTITLEMENT (b)+(5) 1192.04	1192.04
33	d) BALANCE PERMISSIBLE BUILDING SPACE FSI (BEARING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH	
34	e) per Regulation no. 4.1 or 4.2 or 6.3 or 6.4 as applicable 1x1.6 or 1.8	1192.04
35	f) TOTAL BUILT UP AREA IN PROPOSAL (EXCLUDING AREA AT SR. NO.17b)	1194.14
36	g) PROPOSED BUILT UP AREA (AS PER P LINE)	
37	h) EXISTING BUILT UP AREA AS PER SANCTION	
38	i) TOTAL (+/-#)	1194.14
39	j) FSI CONSUMED (15/13)	
40	k) AREA FOR INCLUDING INCLUDING IF ANY	
41	l) REQUIRED (20% OF SR. NO.5)	
42	m) PROPOSED (20% OF SR. NO.5)	

CERTIFICATE OF AREA

CERTIFICATE THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON --- AND THAT THE DIMENSIONS OF THE SIDES ETC OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/

Tygh
SIGNATURE OF ARCHITECT

OWNER'S DECLARATION

OWNER'S NAME AND SIGNATURE _____

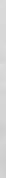
LEGENDS	NOTES
LOT BOUNDARY SHOWN IN THICK BLACK EXISTING STREET SHOWN IN GREEN FUTURE STREET GREEN DOTTED	DRAWING IN SCALE ALL DIMENSIONS ARE IN METERS DOTTER WALL & INTERNAL ALL 0.15M THK.

CUMULATIVE BUILDING SHOWN IN YELLOW DOTTED BLOCK
 KEYING WORK SHOWN IN BLUE
 WORK PROPOSED TO BE DEMOLISHED SHOWN IN YELLOW HATCHED
 REPOSED WORK SHOWN IN RED
 DRAINAGE & SEWERAGE WORK SHOWN IN RED DOTTED
 FUEL SUPPLY WORK SHOWN IN BLACK DOTTED THEN

APPENDIX - C

INSURANCE CO. OF AMERICA
NEW YORK, N.Y.
1910

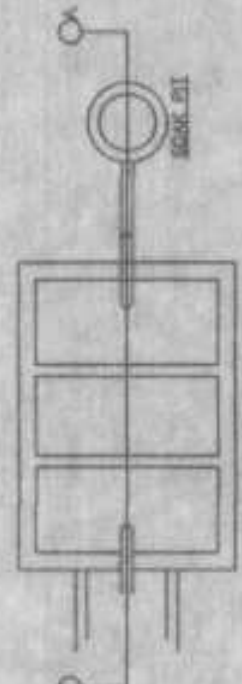
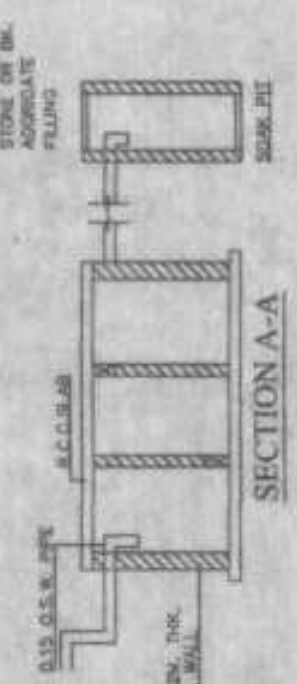
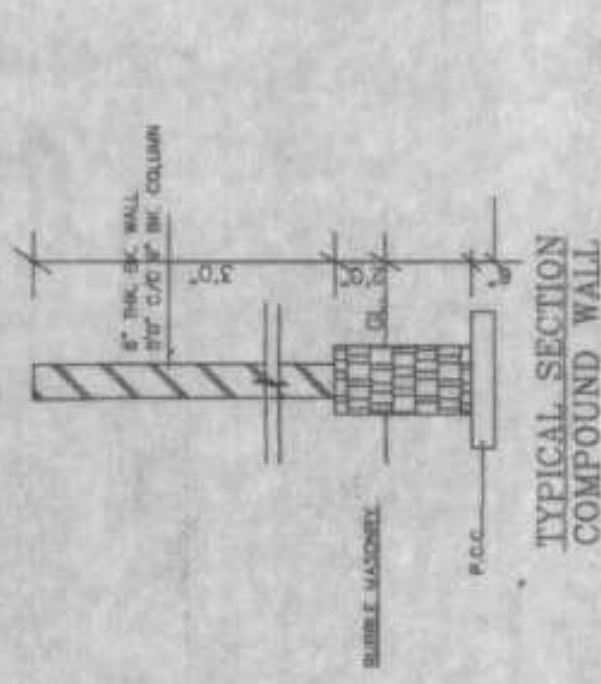

 R.C. ENGINEER'S SIGNATURE

ARCHITECT:		11. 12. 1911
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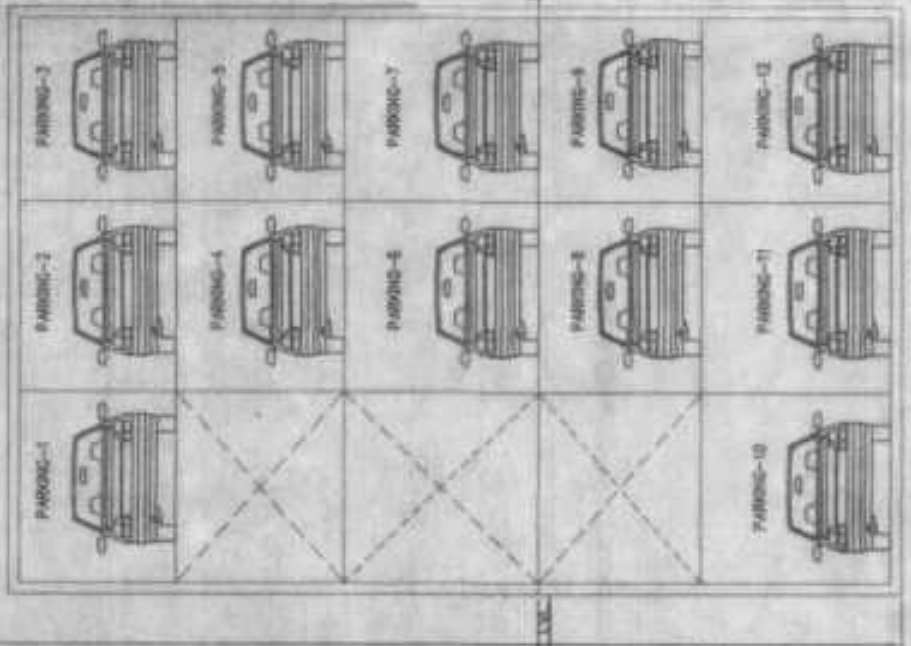
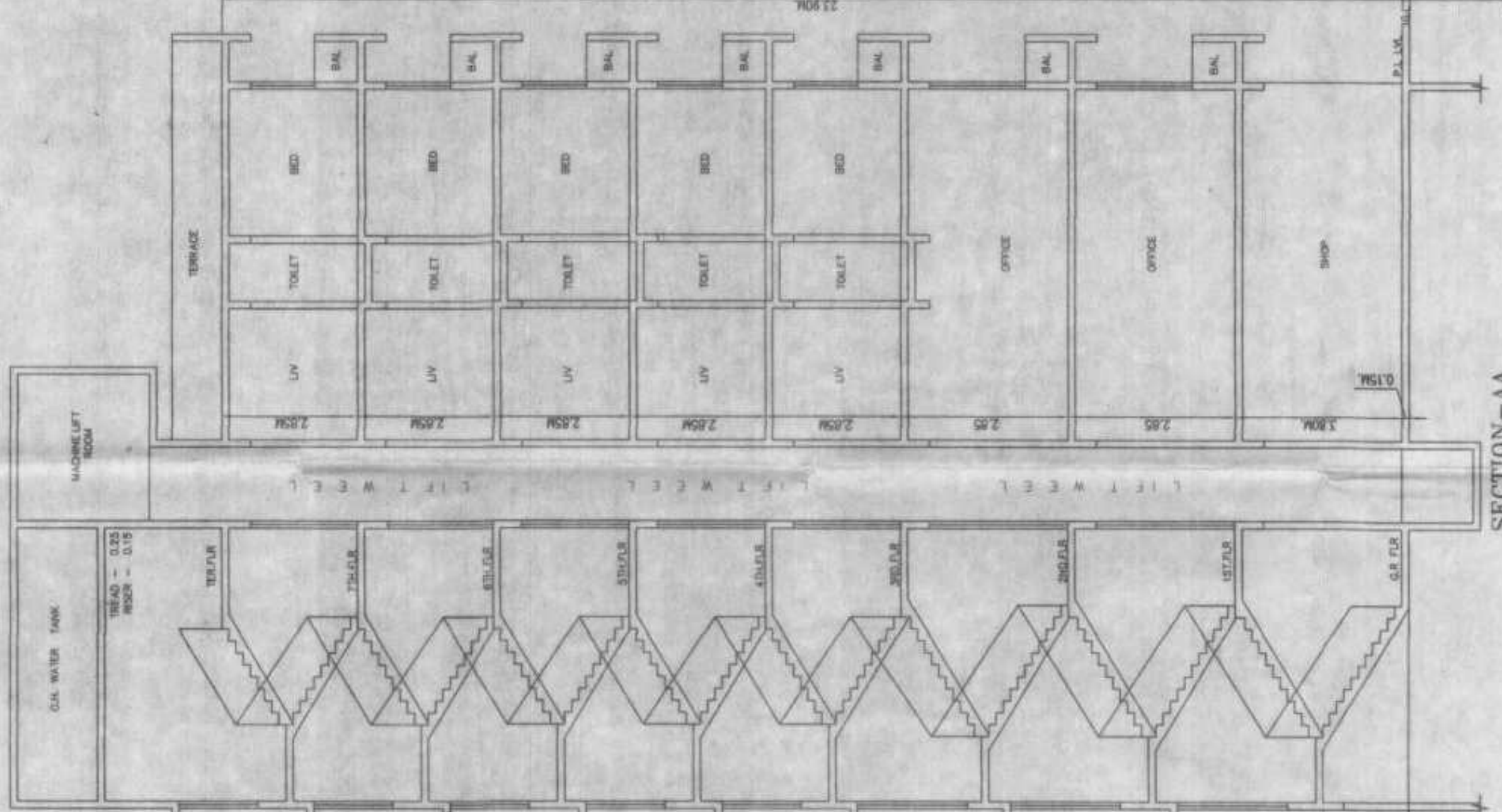
ANIL R. NIRGUDE.	TEXAS AIRGUIDE.	SIGNATURE OF OWNERS.
882 01	PROPOSED BUILDING PLAN ON PLOT BEARING ON S.NO 50/8Q C.T.S.NO 1147	

DRG. NO. AS SHOWN S C A L E

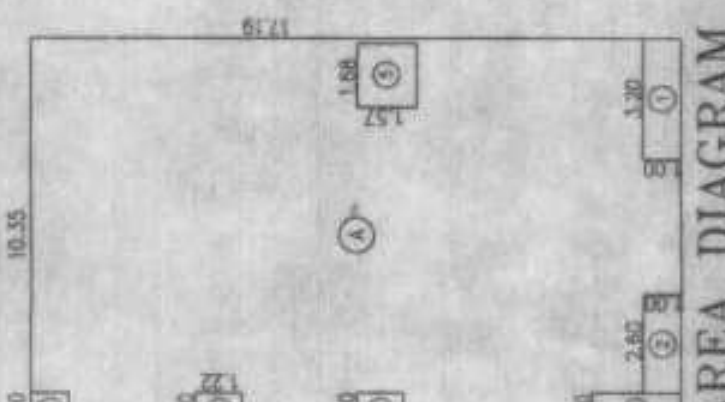
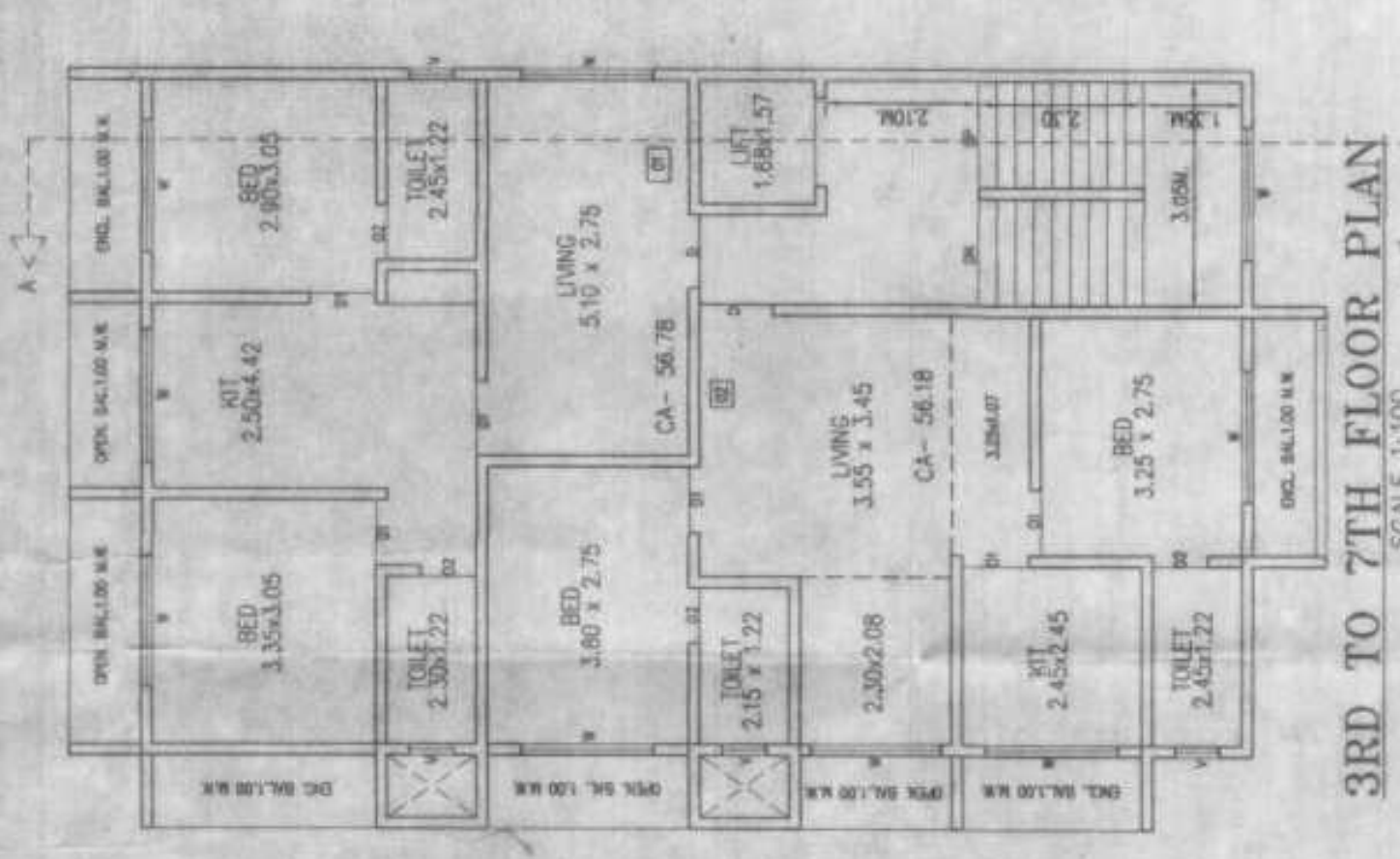
ANIL	 VITAN CONSULTANTS
CHD. BY.	
D A T E	SOU. ANJHIA SAHEBRAO CHAVAN C. A. HOLDER : M/S OM SHREE KAI KRUPA CONSTRUCTION THROUGH 27/01/2021



DOORS & WINDOWS SCHEDULE			
	SIZE W X H	AREA IN SQ. FT.	DESCRIPTION
D 1	1.00W X 2.15H	2.15	T.W. FLUSHED DOOR
D 1	0.92W X 2.15H	1.97	T.W. FLUSHED DOOR
D 2	0.75W X 2.02H	1.50	T.W. FLUSHED DOOR
D 3	1.50W X 2.02H	3.03	T.W. FLUSHED DOOR
W 1	1.50W X 1.50H	2.25	T.W. GLAZED WINDOW
W 2	0.92W X 1.50H	1.38	T.W. GLAZED WINDOW
W 3	0.92W X 0.75H	0.69	T.W. GLAZED WINDOW
W 4	0.50W X 0.75H	0.38	T.W. GLAZED WINDOW

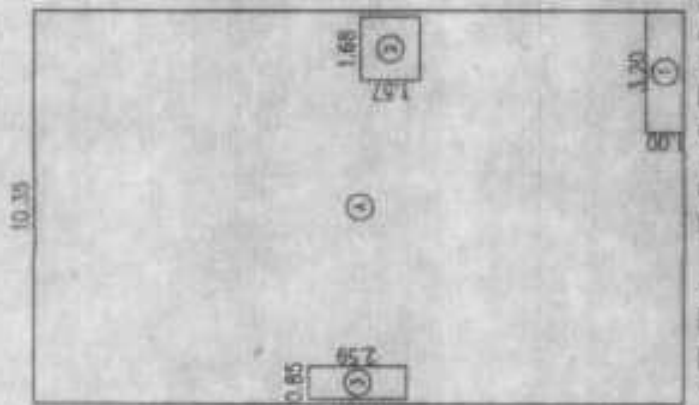


PARKING STATEMENT		(FOR PROP. HERE, AS PER NEW 100)	
PLAT NUMBER	NO. OF REQUIRED SPACES	NO. OF REQUIRED SPACES	NO. OF REQUIRED SPACES
1. PLAT NO. 100	10	10	10
2. PLAT NO. 200	10	10	10
3. PLAT NO. 300	10	10	10
4. PLAT NO. 400	10	10	10
5. PLAT NO. 500	10	10	10
6. PLAT NO. 600	10	10	10
7. PLAT NO. 700	10	10	10
8. PLAT NO. 800	10	10	10
9. PLAT NO. 900	10	10	10
10. PLAT NO. 1000	10	10	10
11. PLAT NO. 1100	10	10	10
12. PLAT NO. 1200	10	10	10
13. PLAT NO. 1300	10	10	10
14. PLAT NO. 1400	10	10	10
15. PLAT NO. 1500	10	10	10
16. PLAT NO. 1600	10	10	10
17. PLAT NO. 1700	10	10	10
18. PLAT NO. 1800	10	10	10
19. PLAT NO. 1900	10	10	10
20. PLAT NO. 2000	10	10	10
21. PLAT NO. 2100	10	10	10
22. PLAT NO. 2200	10	10	10
23. PLAT NO. 2300	10	10	10
24. PLAT NO. 2400	10	10	10
25. PLAT NO. 2500	10	10	10
26. PLAT NO. 2600	10	10	10
27. PLAT NO. 2700	10	10	10
28. PLAT NO. 2800	10	10	10
29. PLAT NO. 2900	10	10	10
30. PLAT NO. 3000	10	10	10
31. PLAT NO. 3100	10	10	10
32. PLAT NO. 3200	10	10	10
33. PLAT NO. 3300	10	10	10
34. PLAT NO. 3400	10	10	10
35. PLAT NO. 3500	10	10	10
36. PLAT NO. 3600	10	10	10
37. PLAT NO. 3700	10	10	10
38. PLAT NO. 3800	10	10	10
39. PLAT NO. 3900	10	10	10
40. PLAT NO. 4000	10	10	10
41. PLAT NO. 4100	10	10	10
42. PLAT NO. 4200	10	10	10
43. PLAT NO. 4300	10	10	10
44. PLAT NO. 4400	10	10	10
45. PLAT NO. 4500	10	10	10
46. PLAT NO. 4600	10	10	10
47. PLAT NO. 4700	10	10	10
48. PLAT NO. 4800	10	10	10
49. PLAT NO. 4900	10	10	10
50. PLAT NO. 5000	10	10	10
51. PLAT NO. 5100	10	10	10
52. PLAT NO. 5200	10	10	10
53. PLAT NO. 5300	10	10	10
54. PLAT NO. 5400	10	10	10
55. PLAT NO. 5500	10	10	10
56. PLAT NO. 5600	10	10	10
57. PLAT NO. 5700	10	10	10
58. PLAT NO. 5800	10	10	10
59. PLAT NO. 5900	10	10	10
60. PLAT NO. 6000	10	10	10
61. PLAT NO. 6100	10	10	10
62. PLAT NO. 6200	10	10	10
63. PLAT NO. 6300	10	10	10
64. PLAT NO. 6400	10	10	10
65. PLAT NO. 6500	10	10	10
66. PLAT NO. 6600	10	10	10
67. PLAT NO. 6700	10	10	10
68. PLAT NO. 6800	10	10	10
69. PLAT NO. 6900	10	10	10
70. PLAT NO. 7000	10	10	10
71. PLAT NO. 7100	10	10	10
72. PLAT NO. 7200	10	10	10
73. PLAT NO. 7300	10	10	10
74. PLAT NO. 7400	10	10	10
75. PLAT NO. 7500	10	10	10
76. PLAT NO. 7600	10	10	10
77. PLAT NO. 7700	10	10	10
78. PLAT NO. 7800	10	10	10
79. PLAT NO. 7900	10	10	10
80. PLAT NO. 8000	10	10	10
81. PLAT NO. 8100	10	10	10
82. PLAT NO. 8200	10	10	10

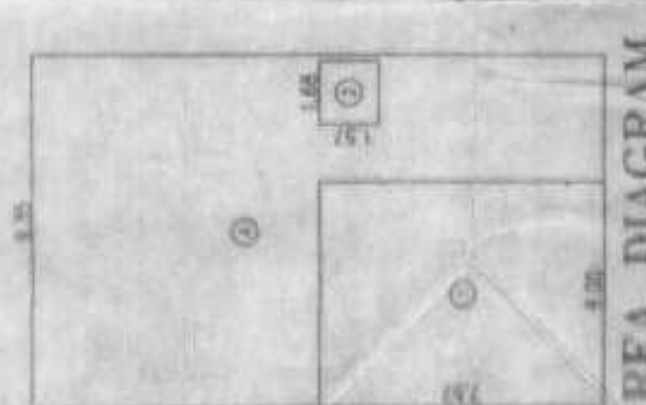
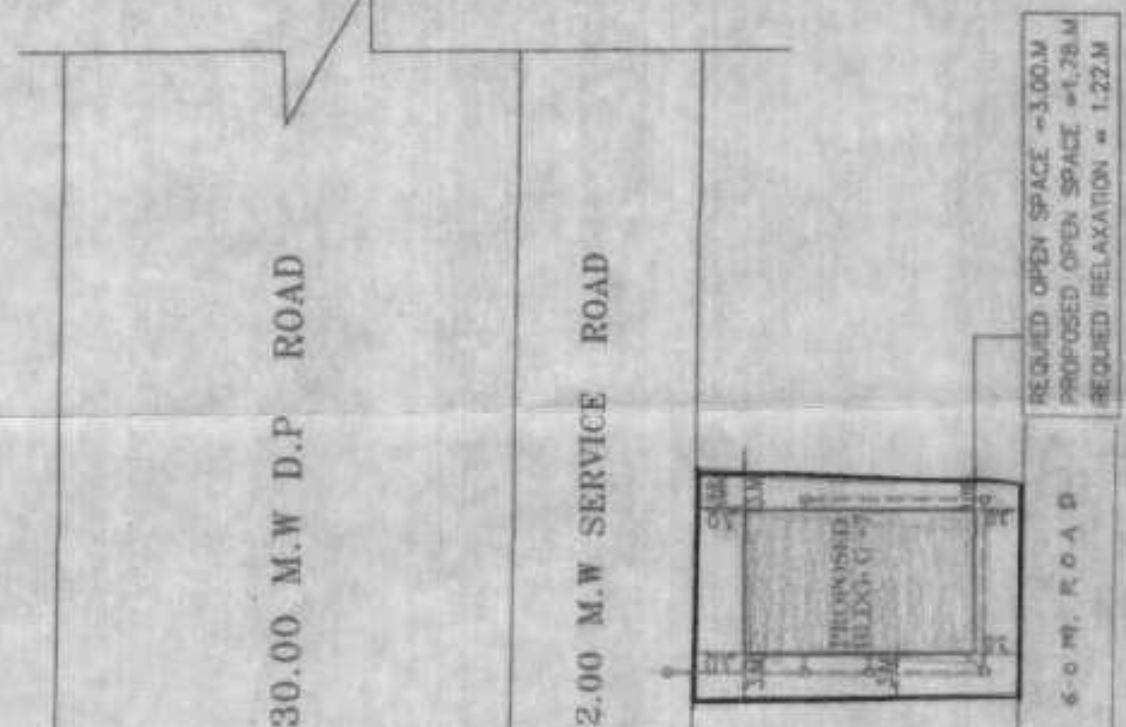
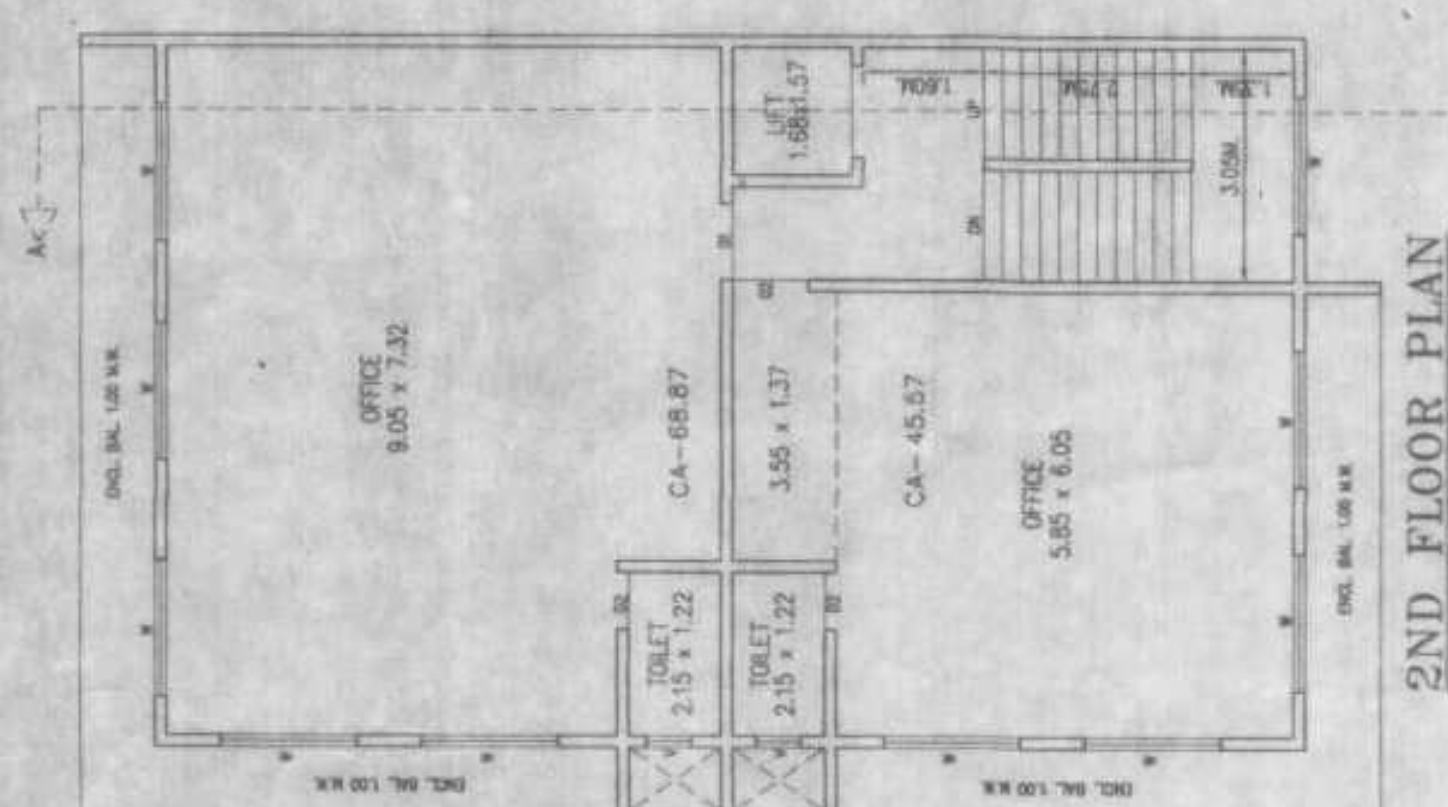
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TOTAL BUILT UP AREA		FORM OF STATEMENT 2	
(SANS 420)		PROPOSED BUILDING	
FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR, AS PER OTHER CONSTRUCTION LINE		
GROUND	93.97 SQ.MT		
1ST	111.94 SQ.MT		
2ND	169.88 SQ.MT		
3RD	153.87 SQ.MT		
4TH	163.87 SQ.MT		
5TH	163.87 SQ.MT		
6TH	163.87 SQ.MT		
7TH	163.87 SQ.MT		

FORM OF STATEMENT 3			AREA DETAILS OF APARTMENT (SQ.M, SQ.F)		AREA OF BALCONY AND TERRACE OF APARTMENT (N SQ.M)	
BUILDG.	FLOOR NO.	APARTMENT NO/SF/OFFICE NO.	CARET AREA OF APARTMENT (N SQ.M)			
	GROUND	SHOP 1	21.87			
		SHOP 2	18.87		-	
		SHOP 3	21.68		-	
	1ST & 2ND	OFFICE 1	45.57			
	2ND FLR	OFFICE 2	45.57			
		FLAT 1	56.78		10.28	
	UP TO 7TH	FLAT 2	56.18		5.08	



BUILT UP AREA CALCULATION					
A	TYPICAL FLOOR	10.35	17.19	1 NO	177.92 SQ.MT.
				TOTAL ADDITION	= 177.92 SQ.MT.
DEDUCTIONS					
1	3.20	1.00	1 NO	=	3.20 SQ.MT.
2	1.68	1.25	1 NO	=	2.14 SQ.MT.
3	0.85	1.57	1 NO	=	1.33 SQ.MT.
				TOTAL DEDUCTION	= 6.67 SQ.MT.
				TOTAL BUILT UP AREA (A - 1)	= 169.26 SQ.MT.

[illegible]